

Notices of Election and Demand Filed in Adams County

From March 12, 2024 Through March 12, 2024

Adams County Public Trustee makes no representation or warranties about the accuracy or adequacy of these reports.
You should conduct your own due diligence.

Foreclosure Number: A202480359

NED Date: 03/12/2024 **Reception #:** 2024000012690
Original Sale Date: 07/10/2024
Deed of Trust Date: 11/13/2017 **Recording Date:** 12/01/2017 **Reception #:** 2017000105704
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 28, BLOCK 6, BROOKSHIRE SUBDIVISION, FILING NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 11512 SAINT PAUL COURT, THORNTON, CO 80233

Original Note Amt: \$312,240.00 **LoanType:** Unknown **Interest Rate:** 4.500
Current Amount: \$310,689.13 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): NATIONSTAR MORTGAGE LLC
Current Owner: SCOTT A BROWN AND MARILYN J BROWN
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR ENVOY MORTGAGE, LTD
Grantor (Borrower On Deed of Trust) SCOTT A BROWN AND MARILYN J BROWN

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: Barrett, Frappier & Weisserman, LLP
Attorney File Number: 00000009936501 **Phone:** (303)350-3711 **Fax:** (303)813-1107

Foreclosure Number: A202480360

NED Date: 03/12/2024 **Reception #:** 2024000012697
Original Sale Date: 07/10/2024
Deed of Trust Date: 12/22/2020 **Recording Date:** 12/29/2020 **Reception #:** 2020000136710
Re-Recording Date: **Re-Recorded #:**

Legal: LOT 1, BLOCK 9, BRIGHTON EAST FARMS FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 204 Straw Ct, Brighton, CO 80601

Original Note Amt: \$365,138.00 **LoanType:** FHA **Interest Rate:** 2.625
Current Amount: \$342,312.36 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): Guild Mortgage Company LLC
Current Owner: Jabez Comminello
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc. as nominee for Guild Mortgage Company
LLC, a California Limited Liability Company, Its Successors and Assigns
Grantor (Borrower On Deed of Trust) Jabez Comminello

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: McCarthy & Holthus, LLP
Attorney File Number: CO-24-984103-LL **Phone:** (877)369-6122 **Fax:** (186)689-47369

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Foreclosure Number: A202480361

NED Date: 03/12/2024 **Reception #:** 2024000012698
Original Sale Date: 07/10/2024
Deed of Trust Date: 11/14/2006 **Recording Date:** 11/21/2006 **Reception #:** 2006001003081
Re-Recording Date **Re-Recorded #:**

Legal: Lot 9 Block 10, of Rolling Hills Subdivision, Filing No. 2, County of Adams, State of Colorado.

Address: 13272 Pearl Circle, Thornton, CO 80241

Original Note Amt: \$66,400.00 **LoanType:** Unknown **Interest Rate:** 8.750
Current Amount: \$49,803.37 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): FirstKey Master Funding 2021-A Collateral Trust
Current Owner: Gene Marquez and Sophia Marquez
Grantee (Lender On Deed of Trust): Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Homeland Capital Mortgage, an Indiana Corporation, its successors and assigns
Grantor (Borrower On Deed of Trust) Gene Marquez and Sophia Marquez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO10854 **Phone:** (303)274-0155 **Fax:** (303)274-0159

Foreclosure Number: A202480362

NED Date: 03/12/2024 **Reception #:** 2024000012691
Original Sale Date: 07/10/2024
Deed of Trust Date: 09/26/2000 **Recording Date:** 10/24/2000 **Reception #:** C0724683
Re-Recording Date **Re-Recorded #:**

Legal: Lot 14, Block 1, Tower Green/Aurora Subdivision Filing No.1, County of Adams, State of Colorado.

*Erroneously recorded in Arapahoe County at reception number B0127647

Address: 18840 E Carmel Circle, Aurora, CO 80011

Original Note Amt: \$117,300.00 **LoanType:** Unknown **Interest Rate:** 9.74
Current Amount: \$56,255.57 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): The Bank of New York Mellon, the successor to JPMorgan Chase Bank, as Trustee for CIT Home Equity Loan Trust 2002-1
Current Owner: Noreen G. Tikal and Steven J. Tikal
Grantee (Lender On Deed of Trust): The CIT Group/Consumer Finance, Inc.
Grantor (Borrower On Deed of Trust) Noreen G. Tikal and Steven J. Tikal

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: Halliday, Watkins & Mann, P.C.

Attorney File Number: CO22952 **Phone:** (303)274-0155 **Fax:** (303)274-0159

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Foreclosure Number: A202480363

NED Date: 03/12/2024 **Reception #:** 2024000012694
Original Sale Date: 07/10/2024
Deed of Trust Date: 09/13/2017 **Recording Date:** 09/14/2017 **Reception #:** 2017000080575
Re-Recording Date **Re-Recorded #:**

Legal: LOT 17, BLOCK 3, BRIAR RIDGE FILING 1, COUNTY OF ADAMS, STATE OF COLORADO.

APN: R0072131

Address: 11750 Albion Street, Thornton, CO 80233

Original Note Amt: \$281,801.00 **LoanType:** FHA **Interest Rate:** 4.625
Current Amount: \$251,084.94 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Kayla Soto
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
GUILD MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Kayla Soto

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031960 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480364

NED Date: 03/12/2024 **Reception #:** 2024000012695
Original Sale Date: 07/10/2024
Deed of Trust Date: 04/20/2018 **Recording Date:** 04/23/2018 **Reception #:** 2018000032542
Re-Recording Date **Re-Recorded #:**

Legal: SEE ATTACHED LEGAL DESCRIPTION

Address: 13279 Holly St, Unit A, Thornton, CO 80241

Original Note Amt: \$286,711.00 **LoanType:** FHA **Interest Rate:** 7.25
Current Amount: \$237,916.68 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Alicia Y Martinez AND Phillip L Martinez
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
UNIVERSAL LENDING CORPORATION, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Alicia Y Martinez AND Phillip L Martinez

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 23-029673 **Phone:** (303)706-9990 **Fax:** (303)706-9994

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Foreclosure Number: A202480365

NED Date: 03/12/2024 **Reception #:** 2024000012696
Original Sale Date: 07/10/2024
Deed of Trust Date: 04/11/2014 **Recording Date:** 04/15/2014 **Reception #:** 2014000022467
Re-Recording Date **Re-Recorded #:**

Legal: LOT 21, BLOCK 3, THORNTON VALLEY EAST, COUNTY OF ADAMS, STATE OF COLORADO

Address: 9191 Beechwood Drive, Thornton, CO 80229

Original Note Amt: \$164,957.00 **LoanType:** FHA **Interest Rate:** 4.75
Current Amount: \$135,776.50 **As Of:** 10/01/2023 **Interest Type:** Fixed

Current Lender (Beneficiary): COLORADO HOUSING AND FINANCE AUTHORITY
Current Owner: Terry L Sandoval AND Stacia L Acevedo
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR PROSPECT MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) Terry L Sandoval AND Stacia L Acevedo

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: Janeway Law Firm PC

Attorney File Number: 24-031959 **Phone:** (303)706-9990 **Fax:** (303)706-9994

Foreclosure Number: A202480366

NED Date: 03/12/2024 **Reception #:** 2024000012700
Original Sale Date: 07/10/2024
Deed of Trust Date: 08/26/2020 **Recording Date:** 09/02/2020 **Reception #:** 2020000087412
Re-Recording Date **Re-Recorded #:**

Legal: LOT 16, BLOCK 31, THE HAVEN AT YORK STREET FILING NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

Address: 14509 DETROIT WAY, THORNTON, CO 80602

Original Note Amt: \$415,140.00 **LoanType:** Unknown **Interest Rate:** 2.625
Current Amount: \$386,619.75 **As Of:** **Interest Type:** Fixed

Current Lender (Beneficiary): ARC HOME LLC
Current Owner: COLLEEN A DE JAC
Grantee (Lender On Deed of Trust): MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR US MORTGAGES, ITS SUCCESSORS AND ASSIGNS
Grantor (Borrower On Deed of Trust) COLLEEN A DE JAC

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024
Last Publication Date: 06/13/2024

Attorney for Beneficiary: IDEA Law Group, LLC

Attorney File Number: 48133484 **Phone:** (877)353-2146 X1017 **Fax:**

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Foreclosure Number: A202480367

NED Date: 03/12/2024

Reception #: 2024000012702

Original Sale Date: 07/10/2024

Deed of Trust Date: 05/19/2021

Recording Date: 05/25/2021

Reception #: 2021000062740

Re-Recording Date

Re-Recorded #:

Legal: LOT 17, BLOCK 10, VICTORIA HEIGHTS WEST BLOCK NUMBERS 7, 8, 9 AND 10, COUNTY OF ADAMS, STATE OF COLORADO.

Address: 881 W 100th Ave, Northglenn, CO 80260-6255

Original Note Amt: \$18,330.00

LoanType: Unknown

Interest Rate: 6.250

Current Amount: \$13,277.57

As Of:

Interest Type: Fixed

Current Lender (Beneficiary): Premier Members Credit Union

Current Owner: Maricela Holt

Grantee (Lender On Deed of Trust): Premier Members Credit Union

Grantor (Borrower On Deed of Trust): Maricela Holt

Publication: Northglenn-Thornton Sentinel **First Publication Date:** 05/16/2024

Last Publication Date: 06/13/2024

Attorney for Beneficiary: HOLST & TEHRANI, LLP

Attorney File Number: 80367

Phone: (303)772-6666

Fax: (303)772-2822